



TO: Hon. Eric D. Coleman and Hon. J. Brendan Sharkey, Co-Chairs
FROM: Robert N. Wiener
DATE: March 6, 2009
RE: Green Building Tax Credits

Testimony of Robert N. Wiener, Principal, JDA Development Co., LLC
To the Continuing Legislative Committee on State Planning and Development

Senate Bill No. 1033: An Act Establishing a Tax Credit for Green Buildings

I write to urge you to support Raised Bill No. 1033, An Act Establishing a Tax Credit for Green Buildings. The proposed tax credit will simultaneously support several important public policy goals established by the Connecticut General Assembly and by Governor M. Jodi Rell, including promotion of Smart Growth principles; promotion of development at and around transit oriented nodes; promotion of energy efficiency in building design and construction; and reinvestment in brownfields areas.

The Green Building Tax Credit would be particularly useful in Connecticut's urban areas, where developable property of any scale tends to be former industrial brownfields. The Green Building Tax Credit would lessen the burden of redeveloping former industrial urban areas; such areas have the strategic benefit of having developed historically along Connecticut's waterways and in conjunction with its railways. Thus these sites tend to be ideal candidates for redevelopment guided by smart growth and transit-oriented development principles. Often, however, there is a significant environmental clean-up cost to these former industrial sites. The Green Building Tax Credit would offset some environmental clean-up costs making reinvestment in such sites more attractive.

As the developer of Blue Back Square in West Hartford, I have extensive experience promoting development which creates a dense, walkable, and varied downtown fabric. The Blue Back Square development added some 600,000 square feet of mixed use office, retail, and residential space to West Hartford Center. The project blends the new construction with existing retail and public amenities along South Main Street, Farmington Avenue, and LaSalle Road.

